

January 15, 2019

Item No. 5

AUTHORIZATION TO EXECUTE A CONTRACT MODIFICATION FOR CONTRACT 12070 FOR THE RENOVATION OF 1000 N. SEDGWICK

Presenters: Diana C. Liu, Chief Construction Officer
Matt Mosher, Deputy Chief

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority authorize the Chief Executive Officer (CEO) or his designee to execute a modification to the following contract with CCC Holdings, Inc. dba Chicago Commercial Construction totaling \$579,613.45.

Contract #	Project	Amount
12070 CCC Holdings, Inc. dba Chicago Commercial Construction	Renovation of the Non-Dwelling Facility Located at 1000 N. Sedgwick	\$579,613.45
Aggregate Total of Modification(s)		\$579,613.45

The requested action complies in all material respects with all applicable federal, state and local laws and Chicago Housing Authority board policies. The Capital Construction Department has verified that the proposed contract modification amount is within an acceptable range of the CHA's Independent Cost Estimates. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

Capital Construction Department Budget

Background

The non-dwelling facility located at 1000 N. Sedgwick is a CHA-owned, two-story building that is approximately 25,000 square feet and was built in the early 1970's. This property is located within the Cabrini-Green Development near the intersection of Orleans Street and Oak Street and is adjacent to the Cabrini-Green Rowhomes and Seward Park. This property is comprised of a gymnasium, weight room, warming kitchen, assembly room, administrative offices, outdoor playground and nine (9) classrooms.

The CHA awarded a contract to CCC Holdings, Inc. dba Chicago Commercial Construction at the May 2017 Board meeting for the renovation of the building located at 1000 N. Sedgwick Street to upgrade, modernize and bring the property in line with overall CHA building standards, accessibility requirements and current building codes. The contract award inclusive of the approved contingency was a total not-to-exceed amount of \$4,500,868.12. Since the May 2017 Board meeting, the project experienced several

delays associated with existing poor soil conditions and structural issues that prevented the timely completion of base scope work. The poor condition of the existing soils under the building to support the planned new elevator and other existing adverse structural conditions (including, but not limited to, those associated with roof decking and existing building structural steel and masonry) could not have been discovered except during the extensive demolition phase of the construction. The scope of demolition necessarily became more extensive as the extent of the adverse discovered conditions became better known and efforts were made to determine the full scope of such conditions. The contract modification hereby recommended for approval is required to compensate the General Contractor for extended general conditions for the additional time and overhead costs required to complete this project. Upon authorization of this contract modification, the revised total contract value for the General Contractor will be an amount not to exceed \$5,226,289.36.

The contract modification associated with the contract is required solely to address the following issue:

VENDOR	CONTRACT NO.	MODIFICATION	AMOUNT	REASON FOR MODIFICATION
CCC Holdings, Inc. dba Chicago Commercial Construction	12070	Extended general conditions associated with project delays due to existing poor soil conditions and structural issues	\$484,249.90	PCO 18 – Owner Directed
		Costs for temporary heat rental, additional utility expenses, engineering and piles and elevator storage fees	\$95,363.55	
Total Modifications for Contract 12070		\$579,613.45		

Vendor Information

Jennifer L. Cullen, President of CCC Holdings, Inc. dba Chicago Commercial Construction, 9101 S. Baltimore, Chicago, Illinois 60617. CCC Holdings, Inc. dba Chicago Commercial Construction is a construction firm based in Chicago and has prior experience renovating several public properties such as schools, universities and residences and other non-dwelling structures. CCC Holdings, Inc. dba Chicago Commercial Construction is currently a vendor in the Capital Construction Department's Task Order Competitive Contracting Program and has previous experience demolishing a Scattered Sites property and upgrading various Senior buildings for the CHA.

Respectfully Submitted:

Diana C. Liu
Chief Construction Officer

RESOLUTION NO. 2019-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled "Authorization to Execute a Contract Modification to Contract 12070 for the Renovation of 1000 N. Sedgwick".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract modification to Contract 12070 with CCC Holdings, Inc. dba Chicago Commercial Construction for the renovation of the non-dwelling facility located at 1000 N. Sedgwick for a total amount not-to-exceed amount of \$579,613.45.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority